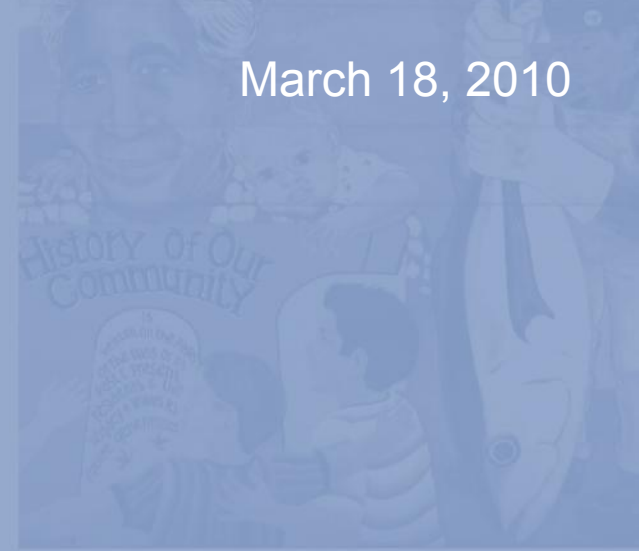


# barrio logan COMMUNITY PLAN UPDATE

Planning Commission Workshop

March 18, 2010





# Introduction and Process

## Progress to date

- Planning Commission Workshop - April 18, 2009
- Draft Preliminary Truck Analysis
- Market Support - Jobs Impacts - Development Feasibility
- Density Bonus Incentives
- Land Use Acreage and Dwelling Unit Analysis
- Draft Plan Goals and Policies
- Community Meeting - January 30, 2010
- Review Community Feedback

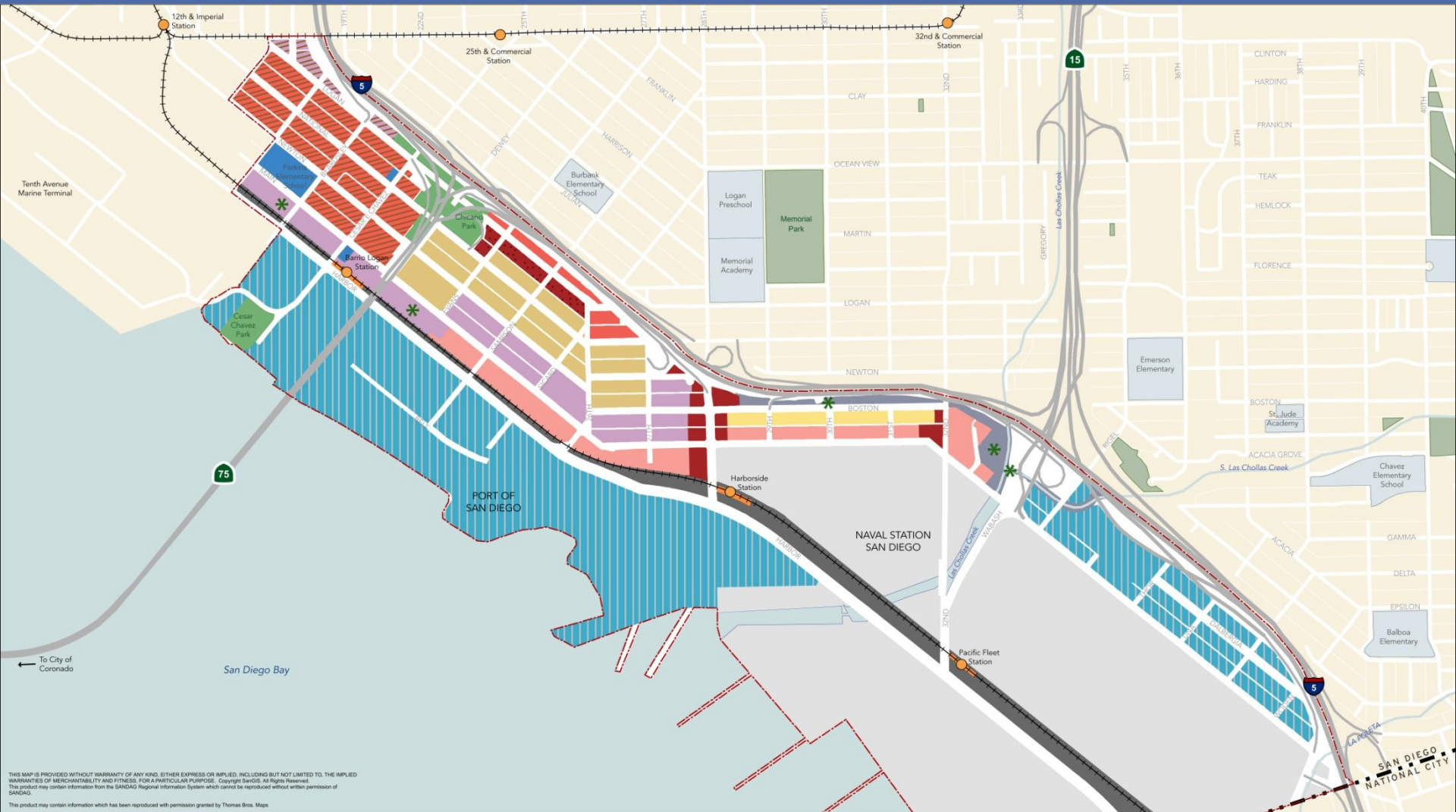
# Workshop Objectives

- Information Only No Action Requested
- Provide Overview of Land Use Alternatives analysis
- Request feedback on draft Plan Goals and Policies and Issue Areas



## Land Use Alternatives

# Alternative 1: Community Commercial





# Alternative 2: Light Industrial/Flex Space



# Alternative 3: Business Park





# Focus Areas

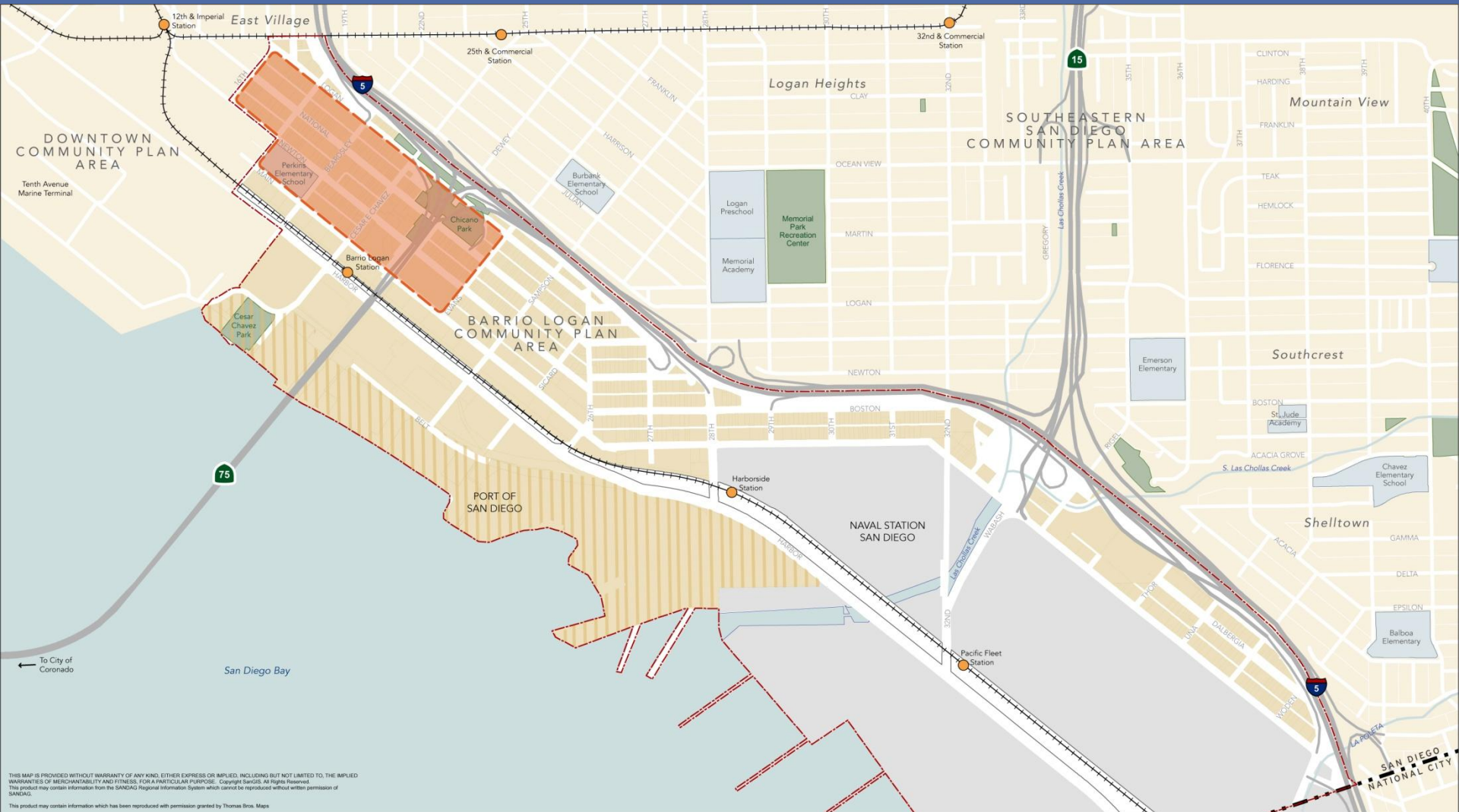


# Transition Zone





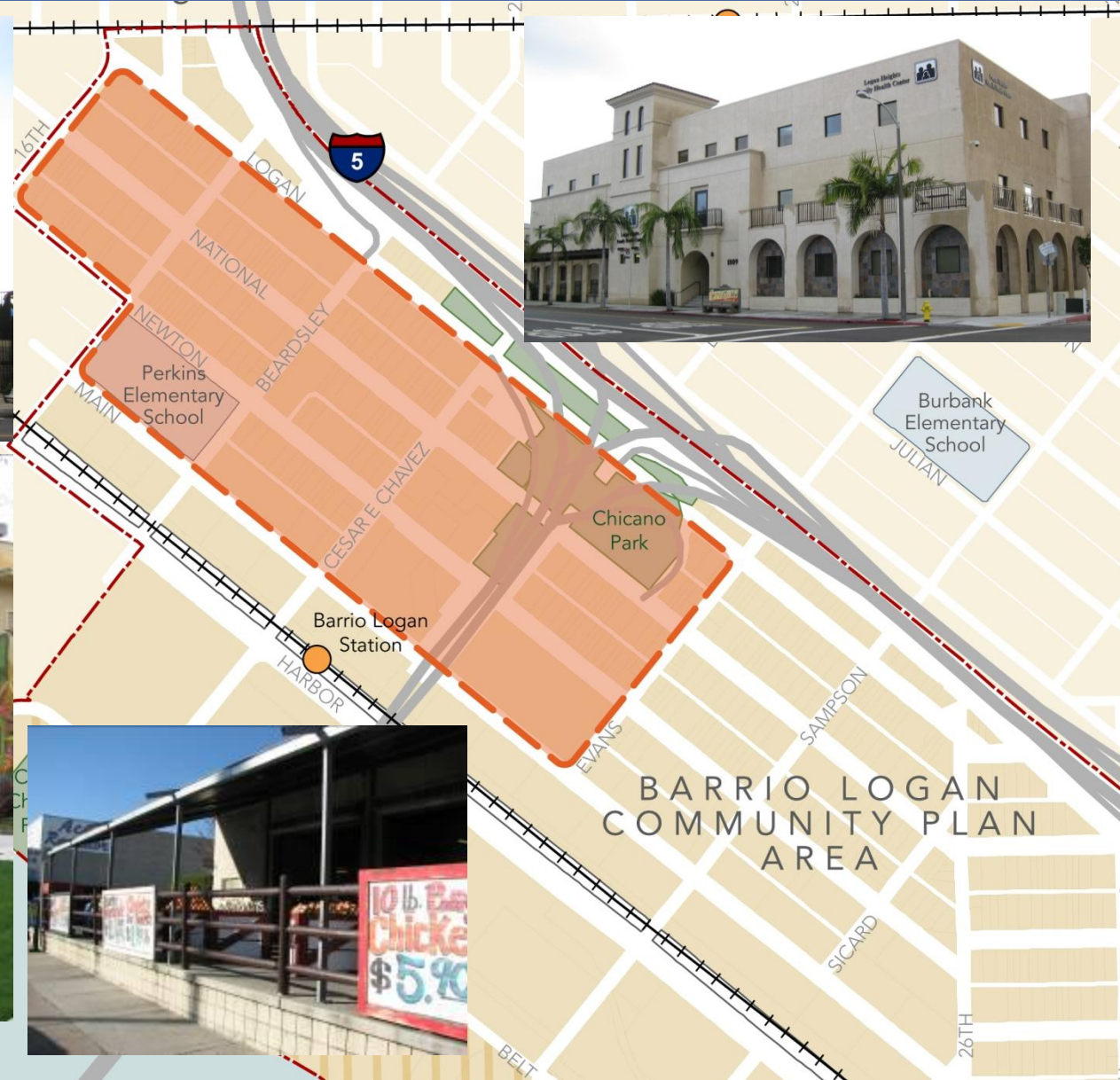
# Community Village Center



# Community Village Center



Marine Terminal

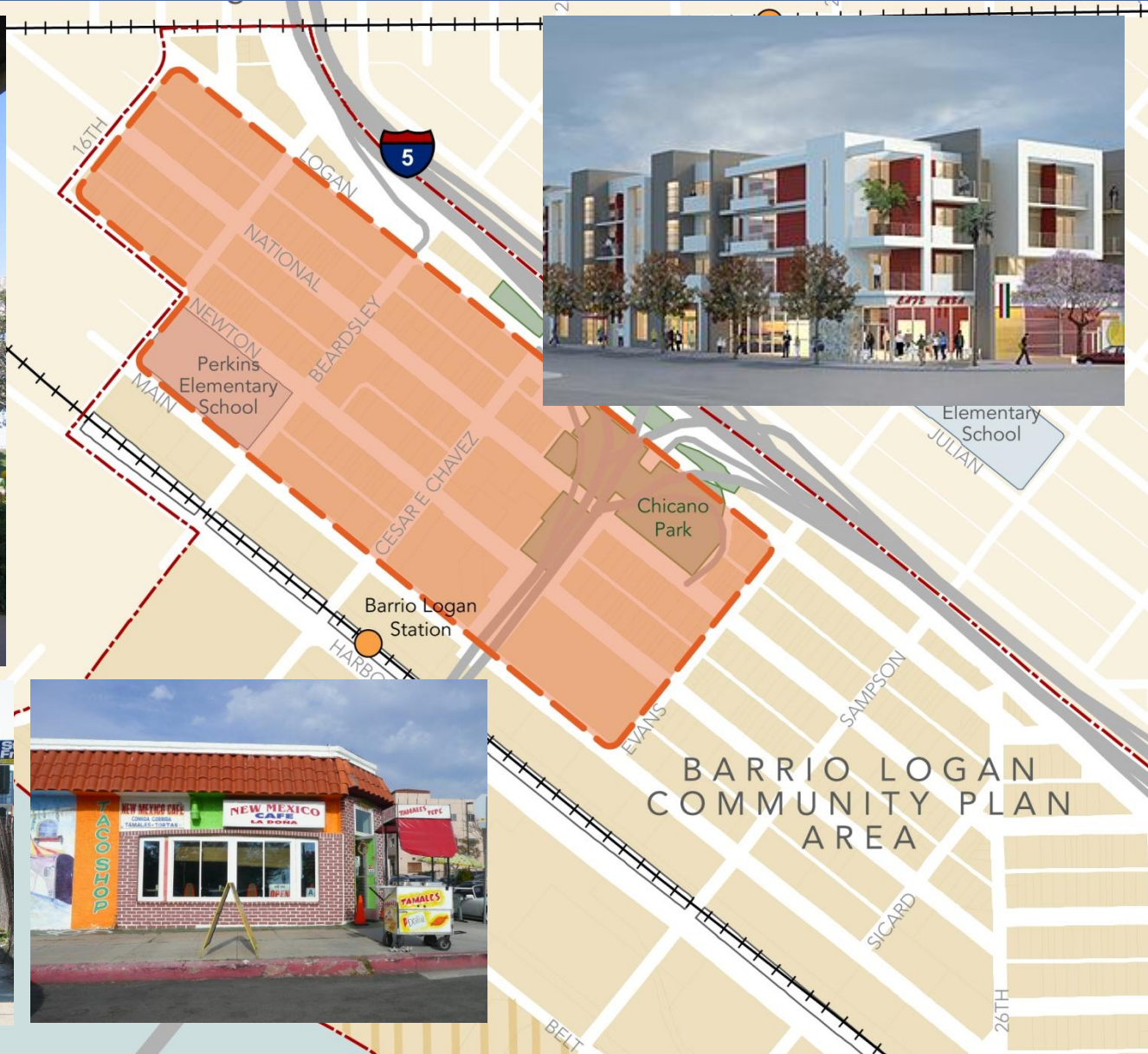


Burbank Elementary School





# Community Village Center





# Community Plan Draft Goals and Policies



# Land Use Goals/Policies Community Feedback

- Promote production and mixture of all housing types of housing
- Include opportunities for high density/high rise development
- Maintain Barrio character, encourage low to medium densities
- Promote the provision of Very-Low and Low Income Multi-family housing opportunities



# Land Use Goals/Policies Community Feedback

- Remove IBT land use and replace with Community Commercial
- Consider Heavy Commercial uses within areas designated for Office/Commercial
- Reduce amount of Office/Commercial
- Residential Prohibited in Transition Zone
- Increase Residential densities





# Mobility Goals Community Feedback

- Increase access for cyclists and motorists
- Include destinations for people to walk to
- Ensure traffic calming measures
- Reduce Parking ratios for Affordable Housing
- Address Harbor Drive parking issues



# Mobility Goals Community Feedback

- Support for back in diagonal parking
- Improve bike connections from Barrio to Downtown
- Make Barrio safe for pedestrians



# Urban Design Goals/Policies Community Feedback

- Ensure fair and balanced approach to new design and architecture for new development
- Encourage vs. mandate sustainable practices
- Maintain views to the ocean





# Economic Prosperity Goals/Policies

## Community Feedback

- Encourage business that promotes a healthy clean environment
- Encourage businesses that support maritime industry
- Address parking issues for local retail and professional uses
- Encourage retail that serves residents and workers





# Economic Prosperity Goals/Policies

## Community Feedback

- No net loss of Industrial lands
- Encourage exclusive Maritime Industrial uses south of Chollas Creek
- Provide opportunities for job creation



# Public Facilities Services, and Safety Goals and Policies Community Feedback

- Ensure public facilities are accessible to all users
- Use reclaimed water for landscaping in public facilities
- Ensure facilities meet the community needs



# Public Facilities Services, and Safety Element Goals/Policies Community Feedback

- Maximize the use of surrounding public facilities
- Ensure that utilities do not impede pedestrian activity
- Encourage active lifestyle through pedestrian access to improve community health

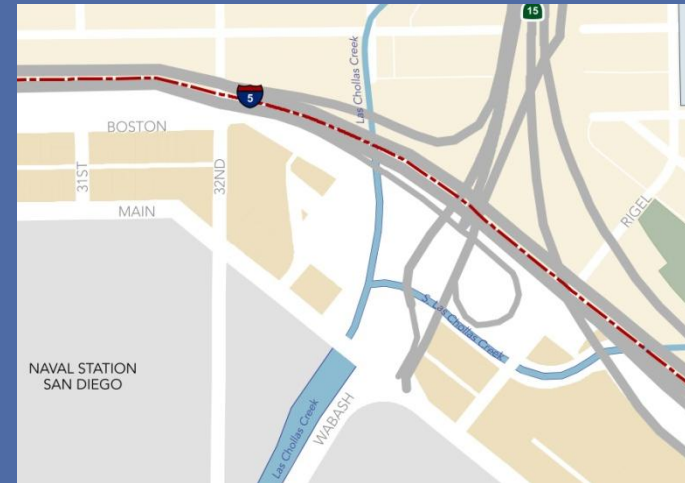




# Recreation Element Goals/Policies

## Community Feedback

- Create access to water for recreation
- Use reclaimed water for landscaped areas
- Implement the Chollas Creek Enhancement Plan





# Conservation Goals/Policies Community Feedback

- Embrace new ideas and technologies
- Implement the Chollas Creek Enhancement Plan
- Promote and encourage recycling practices



# Noise Goals/Policies Community Feedback

- Enforce Noise codes
- Apply noise mitigation measures along I-5
- Enforce State laws prohibiting truck idling



# Historic Preservation Goals/Policies

## Community Feedback

- Preserve Barrio Logan culture and spirit
- Build on and enhance the character and identity of the community



# Overarching Issues

- Transition Zone/Collocation of uses
- Affordable Housing
- Parking
- Office Space Absorption



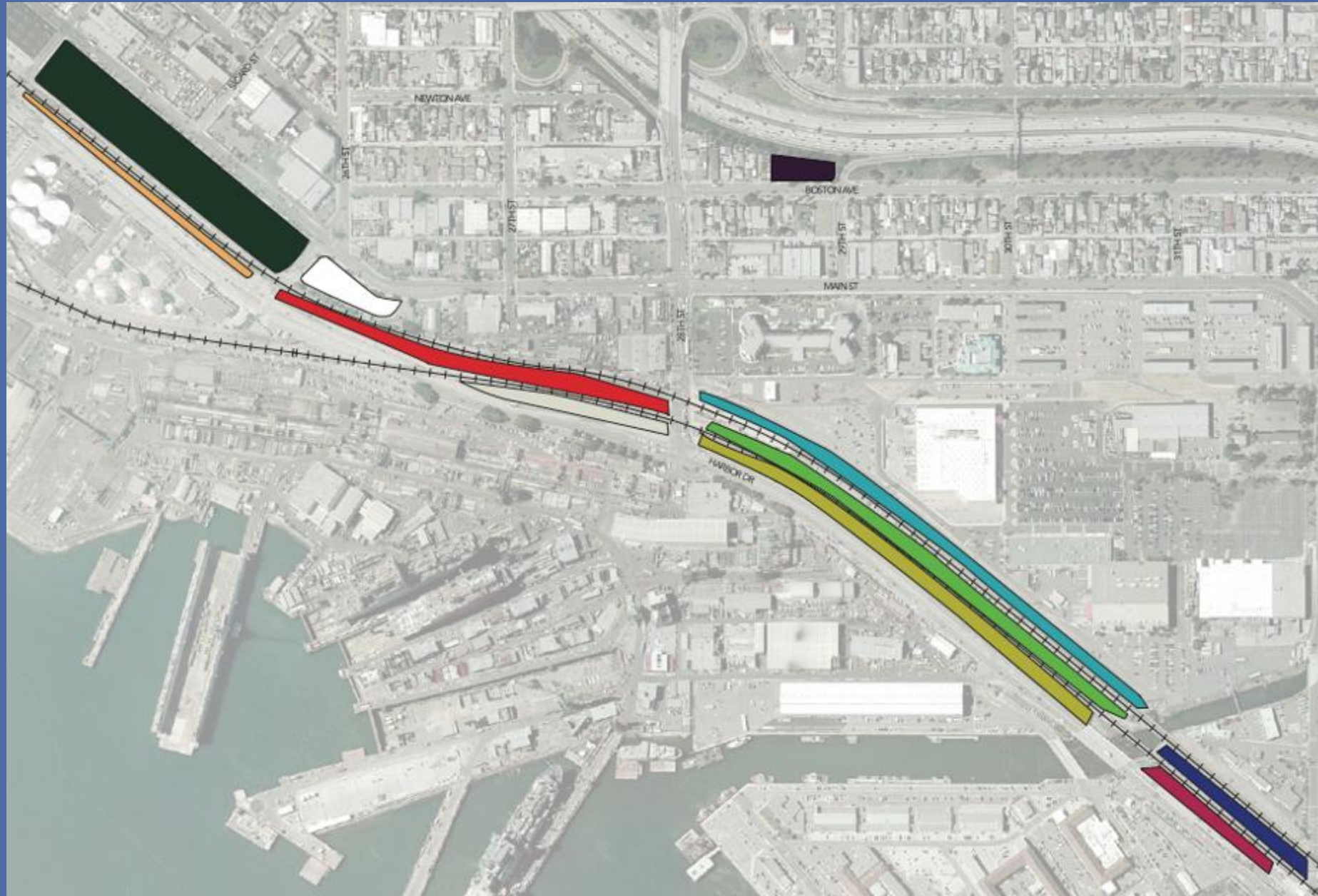
# Transition Zone/Collocation of Uses

- Should light Industrial and heavy commercial uses be considered in the Transition Zone?
- Should the additional areas adjacent to the transition zone be considered for light industrial and heavy commercial uses?
- Are there specific design considerations that should be incorporated into the Urban Design Element of the Transition Zone?

# Affordable Housing

- Do the draft goals and policies go far enough in addressing the need for affordable housing?
- Do the proposed Urban Design Goals and Policies ensure that development will be compatible with the existing and evolving character of the community?
- Should the proposed residential townhome regulations be amended to not have a minimum lot size and minimum frontage requirement?
- Should reduced parking ratios be considered?

# Existing Parking for Harbor Workers





# Potential Structures Parking Sphere of Influence Area



# Parking Deficit

- Should the plan have a specific management plan to address the San Diego Unified Port District's parking deficiencies?
- Should consideration be given to lowering parking ratio's overall in Barrio Logan?
- What other design considerations should be taken into account for future potential parking structures?

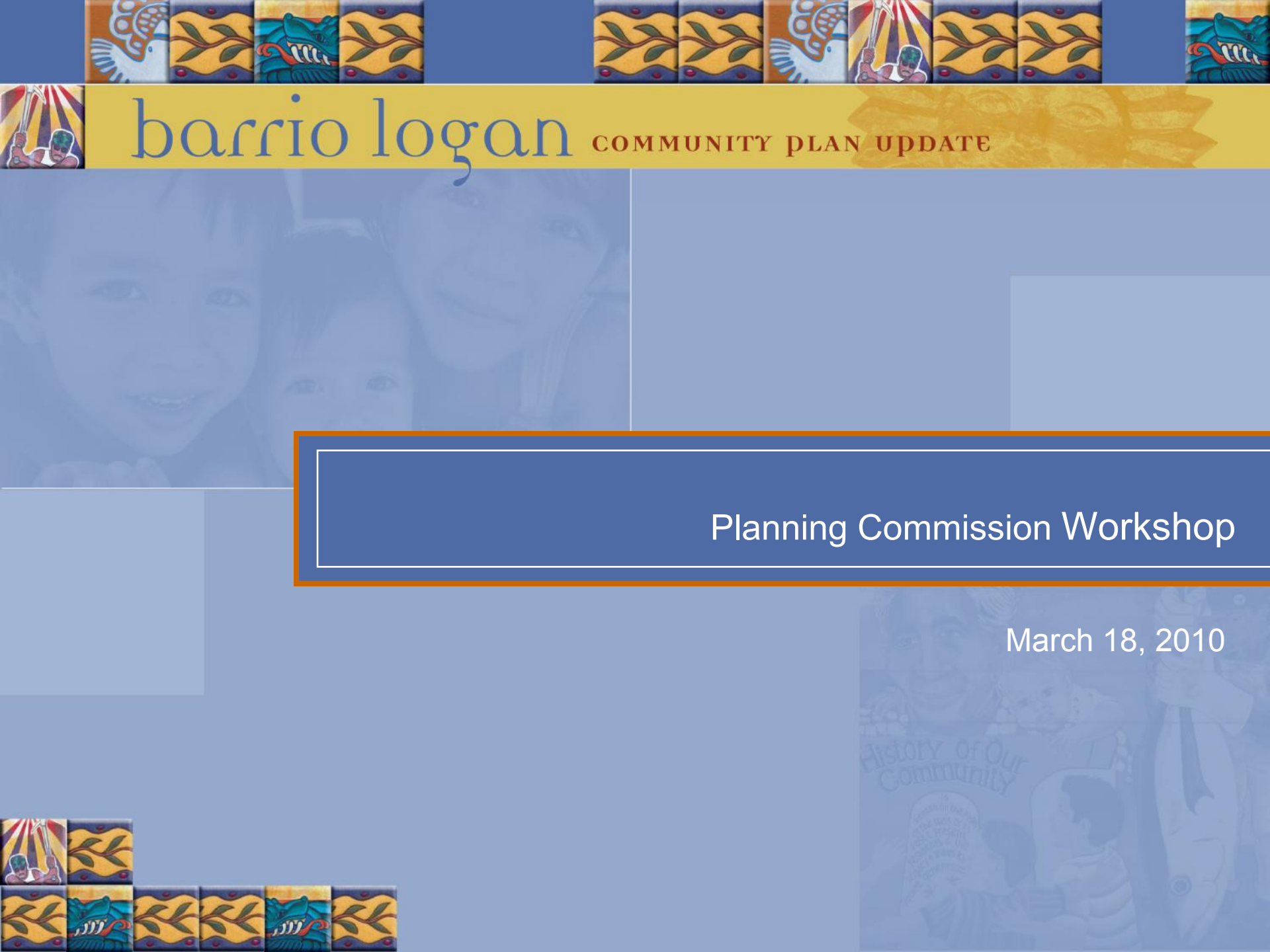
# Office Space Absorption

- Excess office capacity in Alternatives 2 & 3
- Excess due to need to provide buffers between uses
- Should a land use alternative consider additional IBT or business park with restrictions related to truck traffic and hazardous materials?



# Next Steps

- Community Plan/Local Coastal Program
- Draft Zoning Regulations
- Collocation and Buffer Study
- Environmental Impact Analysis and Report
- Facilities Financing Plan
- Additional Community Feedback
- Timing - Planning Commission Fall 2010



# barrio logan

COMMUNITY PLAN UPDATE



## Planning Commission Workshop

March 18, 2010

